DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-119663-LO

Project Name/Address: Kim Residence Vegetation Restoration/ 6245 155th Ave SE

Planner: Heidi M. Bedwell, Environmental Planning Manager

Minimum Comment Period: December 17, 2020

Materials included in this Notice:

- ☑ Blue Bulletin
- ☑ Checklist
- ☑ Vicinity Map
- ☐ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

Reviewed by Heidi M. Bedwell (HMB)
Nov. 25, 2020

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Kim Restoration Planting
2. Name of applicant Kyu Kim
3. Contact person Kyu Kim Phone 425-246-4378
4. Contact person address 6245 155th Ave SE
5. Date this checklist was prepared 10/15/2020
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

The restoration planting plan may be installed as soon as the Critical Areas Land Use Permit is approved. Irrigation should be provided during the dry season (mid-June through the end of September).

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No future additions or expansions are planned at this time.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

A Critical Area Determination and Restoration Plan report, dated October 15, 2020, has been prepared by Wetland Resources, Inc.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, we are not aware of any other applications or proposals that would affect the proposed restoration plan.

11. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue Critical Area Land Use permit.

HMB 11.25.20

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Restoration plantings will be installed within the western portion of the property. The total restoration planting area is approximately 4,475 square feet.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The two restoration planting areas are located in the western portion of King County tax parcel 8081040170. The address for this property is 6245 155th Place SE, Bellevue, WA 98006. A site plan for the Kim Residence - Vegetation Restoration project was submitted as part of the Critical Area Land Use permit application and is attached to this checklist as well.

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☐ Rolling
   - ☑ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? 40%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils in the restoration area are mapped by the NRCS Web Soil Survey as Beausite gravelly sandy loam, 15 to 30 percent slopes. Soils observed on the site during the site visit were generally sandy loam in texture.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The City of Bellevue identifies the site as a very severe soil erosion hazard.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling, excavation, or grading is proposed.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No clearing, grading, or construction of any structures is proposed.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No impervious surfaces are proposed.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Potential erosion generated by this project is expected to be very minimal and possibly could occur during installation of the plantings. The existing low growing, herbaceous vegetation is still intact within the restoration areas and will provide erosion control.

Clearing and Grading standards
BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions related to the project will be limited to vehicles used to transport plants, compost, mulch, and other landscaping materials to the site.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No surface water is present on or in the immediate vicinity of the site.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

No filling or dredging is proposed.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No.

   e. Does the proposal lie within a 100-year floodplain? No.
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground as a result of this project.

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff generated by this project is expected to be very minimal, and possibly could occur during installation of the plantings. The existing vegetation within the restoration areas will act as filtration and erosion control. No long term stormwater management is proposed as the project does not include installation of impervious surfaces.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will be generated by the proposed project.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None.

Plants

1. Check the types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [ ] other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

The restoration plantings to be installed include evergreen trees, shrubs, and herbaceous plants.

3. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered animal species are known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

The proposed restoration planting plan includes plant species recommended in the Geologically Hazardous Areas section of the City of Bellevue's Critical Areas Handbook. Two buffer restoration areas are proposed along the slope. Douglas fir, Oregon grape, and sword fern will be installed across the restoration areas. After planting, mulch rings will be placed around each of the installed plants. Plant lists for the restoration planting areas are included in the Critical Area Determination and Restoration Plan by Wetland Resources, Inc.

5. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry is present on the site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☐heron, ☑eagle, ☑songbirds, ☐other _____

   Mammals: ☑deer, ☐bear, ☐elk, ☐beaver, ☐other _____

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered animal species are known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

Yes. The project is located along the Pacific Flyway, which includes Alaska, Arizona, California, Idaho, Nevada, Oregon, Utah, Washington, and those portions of Colorado, Montana, New Mexico and Wyoming west of the Continental Divide. This is one of three major migratory routes in North America. The Pacific Flyway stretches 4,000 miles north-to-south and 1,000 miles east-to-west from the Arctic to the west coast of Mexico and the Rocky Mountains to the Pacific Ocean. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or traveling to overwintering sites.

4. Proposed measures to preserve or enhance wildlife, if any.

The proposed restoration planting includes removal of invasive species and installation of native plants. This project will preserve the quality of habitat provided on the site.

5. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project will not require any energy sources, other than fuel for vehicles to deliver plants and landscaping materials for installation of the plantings.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed project will not reduce the ability of adjacent residences to use solar energy.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No conservation measures are proposed as the proposed project will not use any energy sources.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards will result from the installation of the restoration plantings.

a. Describe any known or possible contamination at the site from present or past uses.

There is no known contamination on-site from present or past uses.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals/conditions that will impact the proposed restoration plantings. The planting plan has been designed to avoid the stormwater and sewer lines located within the western area of the property.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

d. Describe special emergency services that might be required.

Other than typical emergency services in the case of an injury or accident during installation of the plantings, no special services will be required for this project.

e. Proposed measures to reduce or control environmental health hazards, if any.

No environmental health hazards will result from this project.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise created during installation of the restoration plantings will be limited to vehicles used to transport materials and landscape crew members and hand-held landscaping equipment. Work will occur during normal daylight hours, as allowed by the City of Bellevue.

c. Proposed measures to reduce or control noise impacts, if any.

The noise produced by the proposed project is equivalent to the noise created by standard residential landscaping activities, and will take place during daytime hours as allowed by the City of Bellevue. No reduction measures are proposed.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site and surrounding properties are developed with single-family residences. The proposed restoration plantings will not affect current land uses of these properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

No structures are currently within the restoration planting areas. An existing residence is present on the east side of the site.

4. Will any structures be demolished? If so, what?

No.

5. What is the current zoning classification of the site? R-3.5, single-family residential

6. What is the current comprehensive plan designation of the site? Single-family medium density

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Bellevue and King County have identified steep slope and soil erosion hazards on the site.

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed restoration plantings will restore vegetation on a single-family residential lot. It will not affect the use of the site.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

3. Proposed measures to reduce or control housing impacts, if any.

Not applicable.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

2. What views in the immediate vicinity would be altered or obstructed?

No. This area was previously vegetated with trees. The proposed plan will restore the vegetation to previous conditions

3. Proposed measures to reduce or control aesthetic impacts, if any

None.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

3. What existing off-site sources of light or glare may affect your proposal?

None.

4. Proposed measures to reduce or control light and glare impacts, if any.

None.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

West Summit Open Space and the West Summit Trail are located to the west/northwest of the property. The Lakemont Highlands Trail and Lakemont Highlands Park and Open Space is located to the east/northeast of the site. The SE 63rd Greenbelt South is located south of the property.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The proposed project will not increase the number of people living in the vicinity. No recreation opportunities will be provided by the project.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Department of Archaeology and Historic Preservation WISAARD application does not show any inventoried or registered points on or in the immediate vicinity of the property. The City of Bellevue map of cultural resources was reviewed. The closest mapped historical and natural heritage place is Lakemont Highlands Neighborhood Park, east of the site. No historic buildings have been identified in the immediate vicinity of the site.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is located on 155th Avenue Southeast. The proposed project will not connect to the existing street system and will not influence transportation in the surrounding area in any way.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest bus stop is just south of the site on SE 63rd Street.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking is proposed or will be eliminated as part of the restoration planting project.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

The proposed project will not increase the number of people living in the area. No measures to reduce transportation impacts are proposed.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

2. Proposed measures to reduce or control direct impacts on public services, if any.

None.

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☐ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Meryl A Kamowski

Name of signee Meryl Kamowski

Position and Agency/Organization Senior Ecologist, Wetland Resources, Inc.

Date Submitted 10/16/2020

HMB 11.25.20

Kim Vegetation Restoration

0 74 148

Scale 1: 887 Feet

Map Generated on: 11/30/2020

CRITICAL AREA DETERMINATION
AND
RESTORATION PLAN

FOR

KIM - 155TH AVENUE SE
BELLEVUE, WA

Wetland Resources, Inc. Project #20199

Prepared By
Wetland Resources, Inc.
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October 15, 2020

TABLE OF CONTENTS

LIST OF APPENDICES

1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) completed a site investigation on the property located at 6245 155th Place Southeast in Bellevue, Washington, on September 28, 2020. The parcel identification number for the subject site is 8081040170 and it is further located within Section 23, Township 24N, Range 5E, W.M. The purpose of the site visit was to evaluate site conditions and locate any wetlands or streams within and adjacent to the site. This report discusses information on the existing conditions of the site and provides a restoration plan for the area where existing vegetation was removed.

Figure 1 - Aerial Photo of the Subject Property

1.1 SITE DESCRIPTION

The subject property is developed with a single-family residence and landscaping on the east side. The west side of the site is undeveloped. Clearing took place within the western portion of the site and consisted of cutting down big leaf maple, cherry, and red alder trees. Understory vegetation within the western area of the site includes: Himalayan blackberry (*Rubus armeniacus)*, trailing blackberry (*Rubus ursinus*), snowberry (*Symphoricarpos albus*), sword fern (*Polystichum munitum*), and herb Robert (*Geranium robertianum*). Topography of the site generally slopes down to the west and areas of steep slopes are present on the property. The site is located within the Coal Creek sub-basin of the Cedar-Sammamish watershed (WRIA 8).

1.2 VEGETATION CLEARING

The applicant contacted WRI to create a restoration plan related to vegetation clearing identified by the City of Bellevue. The clearing consisted of cutting down several big leaf maple, alder, and cherry trees on the areas of steep slope west of the house. The big leaf maple trees (14 trees) are re-sprouting and are anticipated to recover. The alder and cherry trees (a total of 8 trees), that were cut down are not re-sprouting and are not expected to recover. The disturbed area will be restored by installing a combination of native trees and understory species on the site. As compensation for the red alder and cherry trees that were removed, Douglas fir trees will be installed at a 2:1 replacement ratio. To mitigate for any damage to the understory, dull Oregon grape and sword fern will be installed across the restoration area. For details regarding the restoration plan, please refer to Section 5 and the maps in *Appendix A* of this report.

2.0 REVIEW OF EXISTING INFORMATION

Prior to conducting an on-site investigation of the project area, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. The following information was examined:

- *U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory*: This resource does not identify any wetlands on or in the immediate vicinity of the site. The closest feature displayed is a tributary to Coal Creek, approximately 900 feet west of the site.
- *USDA/NRCS Web Soil Survey*: The NRCS Web Soil Survey displays on-site soils as Beausite gravelly sandy loam, 15 to 30 percent slopes. This soil unit is not classified as hydric on the *WA Hydric Soils List* (2014).
- *WDFW SalmonScape Interactive Map*: SalmonScape identifies a stream approximately 900 feet west of the site. No other wetlands or streams are shown on or in the immediate vicinity of the site.
- *WDFW Priority Habitat and Species (PHS) Interactive Map*: PHS does not display any priority habitats or species within or in the vicinity of the subject property. The closest feature displayed is the tributary to Coal Creek, over 900 feet to the west of the site.
- *King County iMap Interactive Mapping Tool*: The King County iMap also shows the stream approximately 900 feet west of the site. This resource does not display any critical areas on or in the immediate vicinity of the subject property.
- *WA-DNR Forest Practices Application Mapping Tool (FPAMT)*: DNR identifies a non-fish-bearing stream approximately 900 feet west of the site. No streams or wetlands are located on or in the immediate vicinity of the property.
- *Bellevue Critical Hazards Map*: The Bellevue Critical Hazards Maps were reviewed to identify any hazards on and in the vicinity of the site. The Geologic Hazards map displays the entire site as a very severe soil erosion hazard. Additionally, areas of steep slopes greater than 40 percent grade are located on the site.

3.0 CRITICAL AREA DETERMINATION

3.1 STREAM DETERMINATION

Streams, if present, were identified using the methodologies described in the Washington State Department of Ecology *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016).

No areas with a defined bed and bank, sorted material, scour patterns, or other evidence of a stream channel were observed. No streams are present on or adjacent to the site.

3.2 WETLAND DETERMINATION

Wetland conditions, if present, were evaluated and delineated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual* (*Final Report*; January 1987), except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (*Version 2.0*, referred to as 2010 Regional Supplement). Our findings are consistent with these manuals. The following criteria descriptions were used in the boundary determination of on-site wetlands:

1.) Examination of the site for hydrophytic vegetation (species present and percent cover);

2.) Examination of the site for hydric soils;

3.) Determining the presence of wetland hydrology

No wetlands were identified within or immediately adjacent to the subject property. Vegetation adjacent to the house consists of lawn and ornamental plants. Existing vegetation in the western portion of the site includes stumps of big leaf maple (*Acer macrophyllum*) trees, Himalayan blackberry (*Rubus armeniacus)*, trailing blackberry (*Rubus ursinus*), snowberry (*Symphoricarpos albus*), sword fern (*Polystichum munitum*), and herb Robert (*Geranium robertianum*). Soils sampled on the site are generally dark brown (10YR 3/3) sandy clay loam in the upper layer with a dark yellowish brown (10YR 3/4) sandy loam below. No redoximorphic features were present in the sampled soils. Soils were generally very dry, and no primary or secondary wetland hydrology indicators were observed on the site.

3.3 STEEP SLOPES

The Bellevue Critical Areas Map identifies multiple areas of steep slopes on the parcel, primarily in the western portion of the site. In the City of Bellevue, steep slope areas are defined as areas with slope greater than 40 percent, at least 1,000 square feet, and with a rise of at least 10 feet (LUC 20.25H.120(A)(2)). A recorded Native Growth Protection Easement (NGPE) is located west of the existing residence.

4.0 HABITAT ASSESSMENT

Habitat associated with species of local importance listed in LUC 20.25H.150.B is designated as critical area, and requires a Habitat Assessment consistent with provisions listed in LUC 20.25H.165.A. Wetland Resources, Inc. performed an assessment of the subject parcel to determine the likelihood of use by these species.

4.1 VEGETATION DESCRIPTION

Prior to vegetation disturbance, the western portion of the site contained a forested canopy. Vegetation within this area currently includes: re-sprouting big leaf maple (*Acer macrophyllum*) stumps, *menziesii*), Himalayan blackberry (*Rubus armeniacus)*, trailing blackberry (*Rubus ursinus*), , sword fern (*Polystichum munitum*), herb Robert (*Geranium robertianum*), and a few snowberry (*Symphoricarpos albus*). Vegetation near the existing residence includes maintained lawn and ornamental plants.

4.2 SPECIES OF LOCAL IMPORTANCE

Forested areas on and adjacent to the subject site form high quality habitat, dominated by native upland vegetation. Snags and large woody debris contribute to the varied habitat structure present on the site. No wetlands, streams, or naturally occurring ponds are on the subject property. Forested habitat extends beyond the subject site, and is part of a forested corridor extending north and west of the site.

Squirrels (*Sciurus* spp.) and multiple songbirds were observed on and in the vicinity of the site. Tree cavities ideal for roosting bats were not observed. No heron rookeries are present on site or in the immediate vicinity. No evidence was detected that would indicate use by raptor adults or juveniles on or adjacent to the subject property.

Overall, the site and adjacent forested areas provide many valuable habitat functions, such as thermal and visual cover, food, water, and a movement corridor. The forested portions of the site and adjacent properties likely provide breeding habitat for migratory songbirds as well as habitat for a variety mammalian species such as rabbits (*Sylvilagus* spp.) and raccoons (*Procyon lotor)*, although there were no direct observations of these species. No habitat features were observed that indicate use by any threatened, endangered, or locally important species.

The forested environments on and adjacent to the subject site are likely used by a variety of wildlife species. However, the only species that afford protection to upland areas are those listed by the state or federal government as endangered or threatened or species of local importance. There is no evidence that any of these species currently use the subject site or the adjacent parcels. Further, there is no recorded information on commonly used available resources that would indicate such use.

4.3 POTENTIAL HABITAT IMPACT

No direct or indirect impacts are proposed to any habitats associated with species of local importance. The proposed restoration planting includes evergreen trees to compensate for the temporal loss of the red alder and cherry trees that were cut down. In addition, the removal of invasive species and installation of additional understory will maintain the quality of habitat provided on the site. The proposed restoration project will not have a negative impact on any endangered, threatened, or species of local importance.

5.0 SLOPE RESTORATION PLAN

The proposed restoration plan has been designed to restore the cleared area to pre-clearing conditions. The restoration area was previously vegetated with a canopy of big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), and cherry (*Prunus* sp.) trees. Very few existing shrubs were observed on the site. As the subject site has been disturbed, the plant community in the forested area adjacent to the north edge of the subject property was used as a reference for creating the restoration planting plan.

Figure 2 - Typical plant community north of subject property.

The 14 big leaf maple trees that were cut back are beginning to re-sprout and are anticipated to recover. As compensation for the red alder and cherry trees that were removed (a total of 8 trees) and are not expected to recover, Douglas fir trees will be installed at a 2:1 replacement ratio. To mitigate for any damage to the understory, dull Oregon grape and sword fern will be installed across the restoration area. Replacement trees will be planted outside of the stormwater and sewer easements to avoid potential conflict with utility maintenance in the future.

5.1.1 Site Preparation

Before native plant installation, the downed trees and branches will be removed from the slope. It may not be necessary to remove all tree trunks and branches, but enough area of the slope must be cleared to accommodate the restoration planting plan. Any invasive species present will be removed from the restoration area. All invasive species debris shall be removed from the site. All existing native plants within the restoration area shall be preserved in place.

5.1.2 Planting Plan

The proposed planting plan includes plant species recommended in the Geologically Hazardous Areas section of the City of Bellevue's Critical Areas Handbook. After planting, mulch rings will be placed around each of the installed plants (see *Planting Notes* for more detail). The attached *Buffer Mitigation Map* (Appendix A) displays the proposed plant layout. Please note that the exact quantities of plants may be adjusted at the time of installation to account for any existing native plants within the restoration area.

Restoration Planting (~4,475 SF total area)

Common Name	Latin Name	Size	Spacing	Quantity
Douglas fir	*Pseudotsuga menziesii*	1 gallon	varied	16
Dull Oregon grape	*Mahonia nervosa*	1 gallon	~10 ft	15
Sword Fern	*Polystichum munitum*	1 gallon	~10 ft	30

6.0 MITIGATION PLANTING NOTES

Obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some species substitution may be allowed with agreement of the contracted ecologist.

Pre-Planting Meeting

Prior to control of invasive species or installation of mitigation plantings, a site meeting between the contracted landscaper and the consulting ecologist may occur to resolve any questions that may arise. During this meeting a discussion regarding plant spacing and proper locations of plant species will occur, as well as an inspection of the plants prior to planting. Minor adjustments to the original design may be required prior to and during construction.

Handling

Plants shall be handled so as to avoid all damage, including: breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall

not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation.

Storage
Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the landscape architect prior to installation.

Damaged plants
Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site, and properly replaced.

Plant Names
Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape architect or consulting ecologist. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition
Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

Roots
All plants shall be or containerized, unless explicitly authorized by the landscape architect and/or consulting ecologist. Rootbound plants will be rejected. Immediately before installation, plants with minor root damage must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of at least an inch.

Sizes
Plant sizes shall be the size indicated in the plant schedule in approved plans, unless approved by the landscape architect or consulting ecologist. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form
Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

Timing of Planting
Unless otherwise approved by the landscape designer/consulting ecologist, all planting should occur between October 1 and March 1. Overall, the earlier the plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of summer.

Weeding
Non-native, invasive vegetation in the mitigation area will be hand-weeded from around all installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended without prior approval from the City and consulting ecologist.

Site conditions
The landscaping contractor shall immediately notify the landscape designer and/or consulting ecologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits
Planting pits shall be circular or square with vertical sides, and shall be at least 12" wider in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. All burlap shall be removed from the planting pit/rootball. Backfill of native soils shall be worked back into holes such that air pockets are removed without adversely compacting soils.

Fertilizer
Slow release fertilizer may be used if pre-approved by the landscape architect and consulting ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No fertilizers shall be placed within planting holes.

Support Staking
Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Arrangement and Spacing
The plants shall be arranged in a pattern with the appropriate numbers, sizes, species, and distribution that are required in accordance with the approved plans. The actual placement of individual plants shall mimic natural, asymmetric vegetation patterns found on similar undisturbed

sites in the area. Spacing of the plantings may be adjusted to maintain existing vegetation with the agreement of the landscape designer and/or consulting ecologist.

Compost
If native soils appear unsuitable for the long term survival of installed plant material, organic compost will be added to the planting area.

Mulching
Mulch (woodchip/arborist) shall be applied in three-foot diameter rings around each of the installed plants. Mulch shall be no less than 3 inches deep, and shall be kept 2 inches away from the trunks/stems of installed plants to prevent damage.

7.0 MITIGATION PLAN

7.1 MITIGATION GOALS AND OBJECTIVES

- Objective 1 – Restore native vegetation within cleared steep slope area.

  Performance Standard 1: 100 percent survival rate of the planted species within the first year of planting

  Performance Standard 2: 80 percent survival rate of the planted species at the end of the five-year monitoring period

- Objective 2 – Control invasive species within the native vegetation restoration areas

  Performance Standard 3: 0 percent invasive species present within the restoration areas at the end of the first year of planting

  Performance Standard 4: Maximum 15 percent invasive species present within the restoration areas at the end of the five-year monitoring period

The goal of the restoration plan is to re-vegetate the steep slope area previously cleared as well as provide compensation for the temporal loss of removing seven trees. The restoration plantings will reduce erosion potential and decrease invasive and non-native plant cover without harming steep slope areas.

To achieve this goal, non-native plants will be carefully removed from the steep slope area and native vegetation will be installed.

7.2 PROJECT MONITORING PROGRAM

Monitoring shall be conducted annually for five years in accordance with the approved Buffer Restoration Plan.

Requirements for monitoring project:
1. Initial compliance report/as-built map
2. Annual site inspection (once per year) for five years
3. Annual reports including final report (one report submitted in the fall of each monitored year)

Purpose for Monitoring
The purpose for monitoring shall be to evaluate the project's success. Success will be determined if monitoring shows at the end of five years that the definitions of success stated below are being met. Access shall be granted to the planting area for inspection and maintenance to the contracted landscaper and/or ecologist and the City during the monitoring period or until the project is evaluated as successful.

Vegetation Monitoring
Vegetation monitoring data shall be collected throughout the mitigation site, and detail groundcover, shrub, and tree coverage and species survival. At least two photo points will be established, from which photos of the mitigation site shall be taken throughout the monitoring period. Photo point locations and directions must be identified on the as-built map (may be hand drawn on approved maps/plans). Vegetation monitoring shall occur annually between August 1 and September 30 (prior to leaf drop), unless otherwise specified.

7.2.2 Monitoring Reports
Monitoring reports shall be submitted by December 31 of each year during the monitoring period. As applicable, monitoring reports must include descriptions/data for:

(1) Site plan and vicinity map;
(2) Historic description of project, including date of installation, current year of monitoring, restatement of planting/restoration goals, and performance standards;
(3) Plant survival, vigor, and areal coverage for every plant stratum (sampling point data), and explanation of monitoring methodology in the context of assessing performance standards;
(4) Slope condition and site stability;
(5) Overall buffer conditions, e.g., surrounding land use, use by humans and/or wildlife;
(6) Observed wildlife, including amphibian, avian, and others;
(7) Assessment of invasive biota and recommendations for management;
(8) Color photographs taken from permanent photo points that shall be depicted on the monitoring report map.

7.2.3 Project Success and Compliance
Upon installation and completion of the approved mitigation plan, an inspection by a qualified ecologist and/or City will be made to determine plan compliance. A compliance report will be supplied to the City of Bellevue within 30 days of the completion of planting. The Applicant or consulting ecologist/landscape designer will perform condition monitoring of the plantings before October of each year for five years. A written report describing the monitoring results will be submitted to the City after each site inspection of each monitored year. Final inspection will occur

five years after completion of this project, and a report on overall project its success will be prepared.

Performance Standards
Project success will be measured by native species survival and richness, and areal cover of native and invasive plants. The mitigation area must achieve the following Performance Standards to be considered successful:

	Year 1	**Year 3**	**Year5**
Installed Plant Survival	100%	90%	80%
Invasive/Non-native species cover	0%	<15%	<15%

Assurance Device
The City of Bellevue may require a performance or maintenance assurance device if it is determined to be necessary. The City will determine the type and amount of assurance device required. The performance or maintenance assurance device amount is typically determined from the estimated cost of work. An estimate of the cost of project installation is provided below. This does not represent a bid to install the restoration planting plan.

Cost of Plants and Labor	
1-gal plants ($11.50 per plant x 61 plants)	$701.50
Cost of Mulch	
($3.25/sq.yd. x 60 sq.yd)	$195.00
TOTAL ESTIMATED COST	$896.50

7.3 VEGETATION MANAGEMENT PLAN

This mitigation project will require periodic maintenance to replace mortality of planted species and control invasive, non-native plant species, and other undesirable competing species. The mitigation planting areas will be maintained (at a minimum) in spring and late summer of each year for the five-year monitoring period. Maintenance may include, but will not be limited to, removal of competing species and non-native vegetation (by hand if necessary), irrigation, replacement of dead plants, and/or the replacement of mulch during each maintenance period. The Applicant is responsible for ensuring maintenance occurs in all monitoring years.

Duration and Extent
In order to achieve performance standards, the Permittee shall have the planting area maintained for the duration of the five-year monitoring period. Maintenance will include: watering, weeding around the base of installed plants, pruning, replacement, re-staking, removal of all classes of noxious weeds (see Washington State Noxious Weeds List), and any other measures needed to insure plant survival.

Survival
The Permittee shall be responsible for the health of 100 percent of all newly installed plants for *one growing season* after installation has been accepted by the City. A growing season for these purposes

is defined as occurring from spring to spring (March 15 to March 15 of the following year). For fall installation (often required), the growing season will begin the following spring. The Permittee shall replace any plants that are failing, weak, defective in manner of growth, or dead during this growing season.

Installation Timing for Replacement Plants
Replacement plants shall be installed between October 1 and March 1, unless otherwise determined by the consulting ecologist and/or City staff.

Standards for Replacement Plants
Replacement plants shall meet the same standards for size and type as those specified for the original installation unless otherwise directed by the landscape designer, consulting ecologist, and/or City staff.

Mulch
All plantings will have wood chip mulch reapplied at their bases for at least the first two growing years of the monitoring period. Plants shall receive no less than 3 inches of wood chips (a.k.a. arborist mulch). Mulch shall be kept well away (at least 2 inches) from the trunks and stems of woody plants.

Herbicides/Pesticides and Fertilizer
Chemical control of invasive, non-native species, if necessary, shall be applied only after approval by the City of Bellevue or consulting ecologist. Herbicide shall be applied by a licensed applicator following all label instructions. Chemical control and fertilization within the mitigation areas will only be performed if deemed necessary.

Watering/Irrigation
Water should be provided during the dry season (~July 1 through September 15) to insure plant survival and establishment. Water should be applied at a rate of one inch of water twice per week during the dry season. The landscaping contractor and/or property owners will determine if additional watering is necessary. Due to the steep slopes on the site, hand watering or a drip system, that waters for short periods at a time, shall be used to prevent any erosion or slope stability issues.

Pruning of Existing Trees
In the future, if it is necessary to prune the trees within the NGPE, individual branches will be removed, leaving the tree(s) intact. Should the need to remove a tree arise, the property owners will comply with the current City of Bellevue regulations for vegetation removal in critical areas and/or buffers at that time.

7.3.2 Contingency Plan

If, during any of the annual inspections, performance standards are not being met for species survival, additional plants of the same species will be added to the mitigation area. If invasive,

non-native species exceed 5 percent cover (as measured by areal cover), manual control shall occur. If any of these situations persist to the next inspection, a meeting with the landscape designer/consulting ecologist and the Permittee will be held to decide upon contingency plans. Elements of a contingency plan may include, but will not be limited to: more aggressive weed control, mulching, replanting with larger plant material, species substitution, fertilization, soil amendments, and/or irrigation.

7.3.3 Functions and Values Assessment

The restoration area was previously vegetated with a canopy of big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), and cherry (*Prunus* sp.) trees. The understory species observed included Himalayan blackberry (*Rubus armeniacus)*, trailing blackberry (*Rubus ursinus*), , sword fern (*Polystichum munitum*), herb Robert (*Geranium robertianum*), and a few snowberry (*Symphoricarpos albus*). Vegetation on the slope moderates the velocity of stormwater runoff, prevents erosion, and provides wildlife habitat.

The proposed restoration plantings include evergreen trees, Oregon grape, and sword ferns. These plantings will compensate for temporal loss and restore the forested canopy and the understory of this area. Allowing the big leaf maple to regrow and installing the restoration plantings will allow for the area to return to pre-disturbance conditions. With implementation of the restoration plan, the restoration area will continue to slow stormwater runoff, prevent erosion, and provide wildlife habitat.

8.0 USE OF THIS REPORT

This Critical Area Determination and Restoration Plan is supplied to Kyu Kim as a means of determining on-site critical area conditions and compensatory mitigation for vegetation clearing, as required by the City of Bellevue. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

Meryl Kamowski
Senior Ecologist

9.0 REFERENCES

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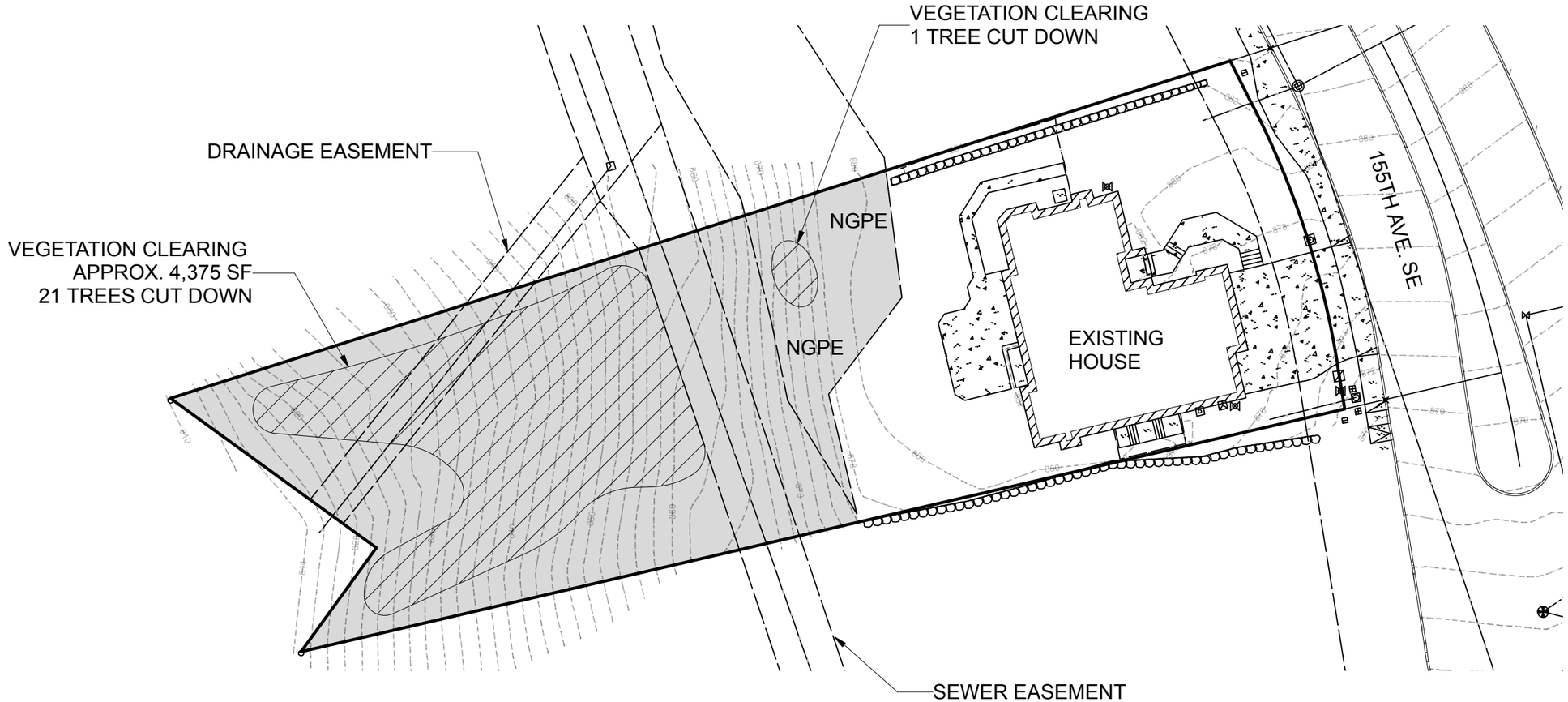
APPENDIX A:
EXISTING CONDITIONS AND VEGETATION CLEARING MAP AND RESTORATION PLANTING PLAN MAP

EXISTING CONDITIONS AND VEGETATION CLEARING AREAS MAP

KIM - 155TH AVENUE SE

PORTION OF SECTION 23, TOWNSHIP 24N, RANGE 05E, W.M.



LEGEND

- VEGETATION CLEARING
- STEEP SLOPE
- EASEMENT BOUNDARY

Scale 1" = 30'

0 15 30 45 60

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Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
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Existing Conditions and
Vegetation Clearing Map
Kim - 155th Avenue SE
City of Bellevue

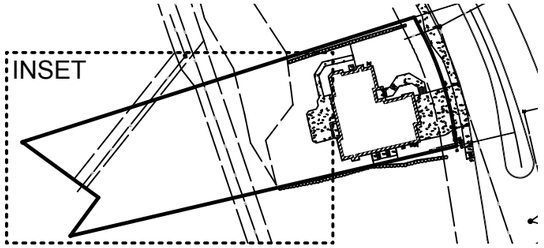
Kyu Kim
6245 155th Ave. SE
Bellevue, WA 98006

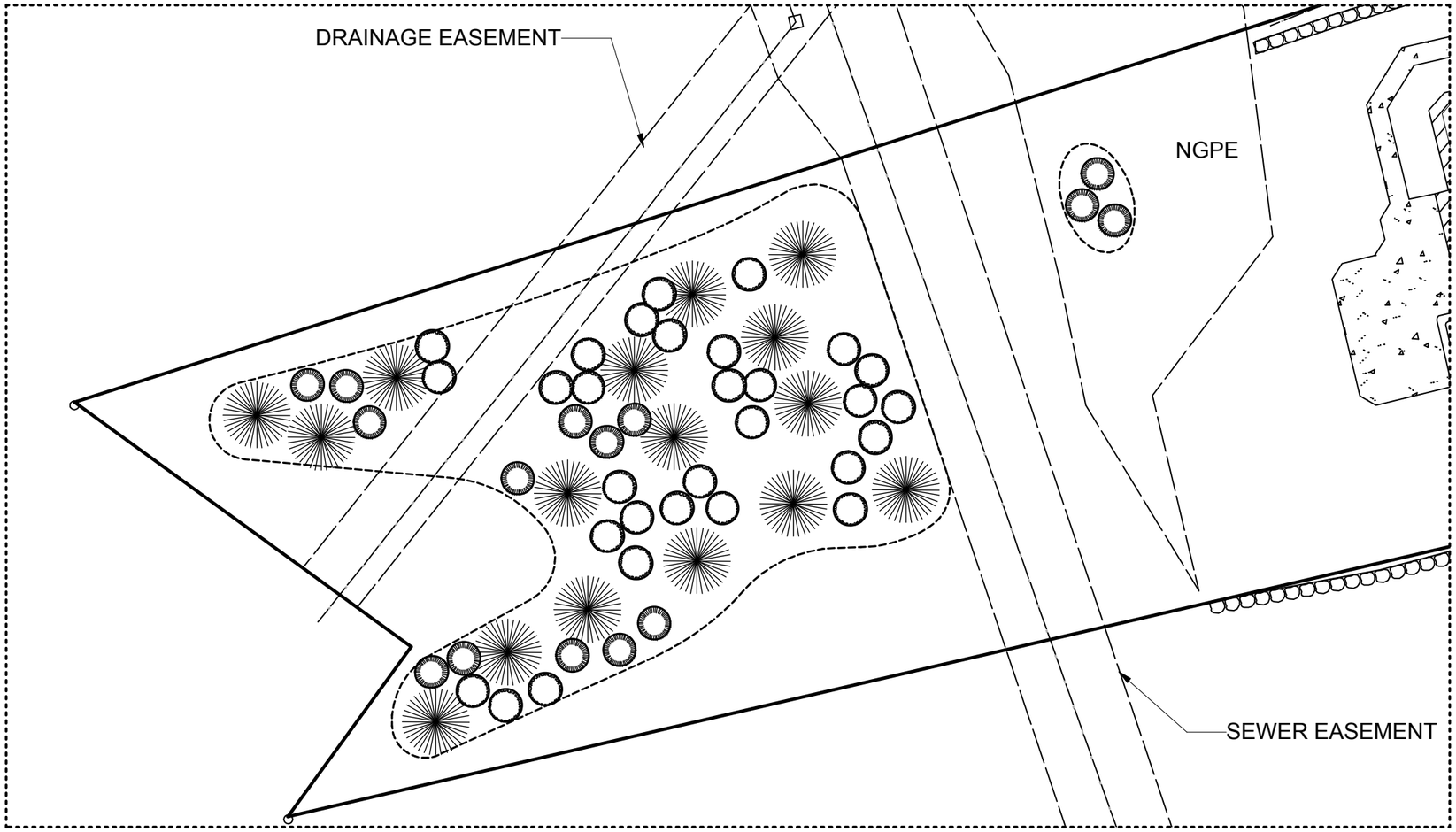
Sheet 1/2
WRI Job#: 20199
Drawn by: MK
Date: 10/15/2020

RESTORATION PLANTING PLAN MAP

KIM - 155TH AVENUE SE

PORTION OF SECTION 23, TOWNSHIP 24N, RANGE 05E, W.M.





THE PLANT LAYOUT PRESENTED HERE MAY BE MODIFIED AS NEEDED DUE TO SITE CONDITIONS AND EXISTING NATIVE VEGETATION PRESENT WITHIN THE RESTORATION AREAS AT THE TIME OF INSTALLATION.

LEGEND

- LIMIT OF VEGETATION CLEARING
- EASEMENT BOUNDARY
- DOUGLAS FIR
- OREGON GRAPE
- SWORD FERN

Scale 1" = 20'

0 10 20 30 40

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Restoration Planting Plan Map
Kim - 155th Avenue SE
City of Bellevue

Sheet 2/2
Kyu Kim
6245 155th Ave. SE
Bellevue, WA 98006
WRI Job#: 20199
Drawn by: MK
Date: 10/15/2020